027.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,700 / 927,700
					USE VALUE:	927,700 / 927,700
					ASSESSED:	927,700 / 927,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88	-A	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHU BELINDA
Owner 2:	
Owner 3:	
Street 1:	88-A BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHU JASON/BELINDA -
Owner 2:	-
Street 1:	88-A BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2522 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5068.000	510,600	5,200	411,900	927,700
Total Card	0.116	510,600	5,200	411,900	927,700
Total Parcel	0.116	510,600	5,200	411,900	927,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.84 /Parcel: 367.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18590
GIS Ref
GIS Ref
Insp Date 11/07/18

!2261!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	510,600	5200	5,068.	411,900	927,700		Year end	12/23/2021
2021	104	FV	487,200	5200	5,068.	411,900	904,300		Year End Roll	12/10/2020
2020	104	FV	487,200	5200	5,068.	411,900	904,300	904,300	Year End Roll	12/18/2019
2019	104	FV	377,000	4600	5,068.	437,600	819,200	819,200	Year End Roll	1/3/2019
2018	104	FV	377,000	4600	5,068.	319,200	700,800	700,800	Year End Roll	12/20/2017
2017	104	FV	353,300	4600	5,068.	278,000	635,900	635,900	Year End Roll	1/3/2017
2016	104	FV	353,300	4600	5,068.	236,800	594,700	594,700	Year End	1/4/2016
2015	104	FV	314,400	4600	5,068.	231,700	550,700	550,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2261

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHU JASON/BELIN	35612-211		6/2/2002	Family	1	No	No		
CHU JAMES L & L	31901-416		10/5/2000	Family	270,000	No	No	4	
GRUBIS JEAN M	27713-340		9/25/1997		239,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/26/2012	1687	Manual	16,626	C				
11/19/2012	1511	Re-Roof	13,316	C				
8/1/2008	856	New Wind	22,000	C				rebuild rear porch

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
5/1/2013	Info Fm Prmt	EMK	Ellen K
4/10/2013	Info Fm Prmt	MM	Mary M
1/17/2009	Meas/Inspect	372	PATRIOT
10/1/1999	Meas/Inspect	267	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PRINT

Date	Time
12/29/21	21:15:22

LAST REV

Date	Time
09/20/19	11:12:33
apro	

USER DEFINED

Prior Id # 1:	18590
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5068		Sq. Ft.	Site		0	80.	1.02	1			Med. Tr	-10					411,869						411,900	

Total AC/HA:	0.11635	Total SF/SM:	5068	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	411,869	Spl Credit		Total:	411,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06633615
Const Adj.:	0.98980200
Adj $ / SQ:	189.983
Other Features:	117385
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693767
Depreciation:	183155
Depreciated Total:	510613

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

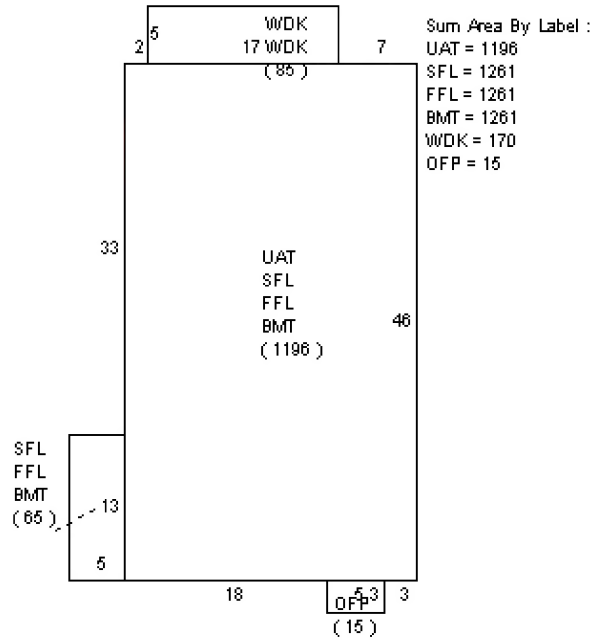
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	189.98
Special Features:	0	Val/Su Net:	119.66
Final Total:	510600	Val/Su SzAd	202.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,261	56.990	71,871
FFL	First Floor	1,261	189.980	239,569
SFL	Second Floor	1,261	189.980	239,569
UAT	Upper Attic	299	75.990	22,722
WDK	Deck	170	11.760	1,999
OFP	Open Porch	15	43.550	653

Net Sketched Area:	4,267	Total:	576,383

Size Ad	2522	Gross Area	5164	FinArea	2522

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1925	22.31	T	40	104			4,600			4,600
19	Patio	D	Y	1	8X16	A	AV	2000	5.18	T	15.2	104			600			600

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200